



A deceptively spacious, studio apartment in a great location within walking distance of the city centre. Sold with a tenant in situ!

16 Wheaton House | Exeter | EX1 2FG



thoroughly good property agents



PROPERTY TYPE
Studio Flat
Leasehold



SIZE



LOCATION
City Centre



AGE
Modern



BEDROOMS
1



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Electric Heating



PARKING



OUTSIDE SPACE
Communal Garden



EPC RATING
82 (B)



COUNCIL TAX BAND
A



in a nutshell...

- City centre location
- Juliette Balcony
- Open Plan
- Modern Fitted Kitchen with Integrated Appliances
- Modern Bathroom
- Ideal Investment
- Studio Apartment
- Well Presented Throughout



the details...

A wonderful opportunity to purchase a stylish studio apartment, conveniently located minutes from Exeter city centre. On the second floor of a purpose built development. The apartment has an entrance hall, open-plan living/dining/bedroom area, with a Juliet balcony, a modern kitchen, and a separate bathroom.

The communal entrance is clean and well-maintained, with an intercom security access system. There is a lift and stairs to the second floor apartment entrance. Inside, the apartment is light and airy. There is a useful storage cupboard, a wall-mounted intercom with remote door release and a dining area for a table and seating for four. The modern, open-plan living space extends to the front of the building, where double patio doors open in to reveal a Juliet balcony. The kitchen area has a practical and attractive laminate floor, gloss-white base units, roll-edged worktops with tiled splashbacks and glazed wall cabinets. It has an integrated fridge/freezer, washer/drier, and a double oven with electric hob and extractor hood above, a stainless sink with drainer, and a built-in wine rack; all of the essentials.

The bathroom is modern, with a vinyl floor and a large mirror and has a white suite comprising a bath, with shower and glass screen above, a pedestal basin, WC and electrically heated towel rail.

Property Tenure: Leasehold - 110 years remaining

Council Tax Band: A

Annual Ground Rent: £200 PA

Annual Service Charge: £750



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport. A great city.

Shopping

Late night pint of milk: Morrisons Daily approx. 374 ft
Supermarket: Morrisons 1.5 miles

Relaxing

Beach: Exmouth 11.6 miles
Park: Belmont Park 0.3 mile
Exeter Golf and Country Club: 4.1 miles

Travel

Bus stop: Sidwell St approx. 367 ft
Train station: St James Station 0.7 mile
Main travel link: M5 5 miles
Airport: Exeter 5.7 miles

Schools

St Sidwell's C of E Primary School: 0.3 mile
The Maynard School: 0.8 mile
St Michael's Academy: 1.4 miles
Pinhoe Primary School: 2.9 miles
Exeter School: 1.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX1 2FG

how to get there...

From our Cranbrook office follow signs for Exeter. Once you are in Exeter, follow signs for Sidwell St. Once on Sidwell St turn left going past Mega Kebab House and then take the first left again, where Wheaton House can be found.

Need a more complete picture? Get in touch with your local branch...

Tel **01392 422500**
Email **exeter@completeproperty.co.uk**
Web **completeproperty.co.uk**

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

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